



INTERPRETATIONS & APPLICATIONS OF BUILDING CODES & REGULATIONS #04-7R

CODE SECTION: 2006 IBC 105.3, 105.5

10/05/04

07/07/08

SUBJECT : EXPIRED PERMIT AND PERMIT APPLICATIONS

SECTION 105 - PERMITS

105.3.2 Time limitation of (permit) application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing the last completed review for correction or the last review approval, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

If the permit application expires, all documents shall be purged. To reinstate an application, submittal of new documents is required and a new application shall be enacted. Documents submitted shall reflect the code currently in effect. The fee shall be:

- a. up to 180 days following expiration; one half the fee required for a new permit application.
- b. over 180 days following expiration; full fee based on the current fee schedule.

105.5 Expiration (of permit).

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Once a building permit expires, provided no changes to the original documents have been made, the holder of the permit shall apply to the city of Scottsdale for permit reactivation before work can recommence. The fee shall be:

- a. up to 90 days following expiration; no charge.
- b. 91 to 180 days following expiration; one half the fee based on the current fee schedule.
- c. over 180 days* following expiration; full fee based on the current fee schedule.
- d. regardless of the length of time the permit has been expired, an inspection of the project shall be done at the hourly reinspection fee (minimum one hour).

*Should the permit be expired for more than 180 days, and different building codes are in effect, plans shall be resubmitted showing current code compliance and approved before the issuance of a new permit. Plans will be reviewed at an hourly review fee (minimum one hour).